

Colonial Village Plaza

2700 N Susquehanna Trail | Shamokin Dam, PA 17876

Available
±1,500-16,000 SF



Property Overview

Colonial Village Plaza, a 71,376 square foot neighborhood retail shopping center which is centrally located in Shamokin Dam, Pennsylvania along Route 15 (40,900 VPD). With national co-tenants such as Dollar General, Rent-A-Center, and One Main Financial just to name a few, Colonial Village Plaza sees an immense amount of local and regional shopping traffic. With its ideal mixture of national and regional tenants, the project is one of the go-to shopping destinations in this portion of the Shamokin Dam market.

Join Retailers



Blake Shaffer | Gary Russell | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Colonial Village Plaza is strategically positioned with significant frontage in one of the market's primary retail corridors along Route 15. Route 15 acts as one of the regional focal points for retail, with a trade area that extends more than 10–15 miles, attracting a vast customer demographic from the surrounding towns. Colonial Village Plaza has a high concentration of traffic generating tenants located within the immediate area including Giant, Kohl's, TJ Maxx, ULTA, Target, PLCB, Starbucks, Michael's, and many more.

Trade Area

Adding to the stability of the project, Colonial Village Plaza shows a 20 minute drive time demographic of over 112,734 people with household incomes of more than \$66,100 and daytime employment demographics of 65,645. The demographics within a 10-mile radius include 69,401 people in 27,566 homes, a labor force of 41,078 with an average household income of \$69,770. The area's growth over the last 10 years has increased over 9.2% since 2000 with over 2,032 new homes.



ROAD COUNTS

±40,900 VPD

SITE

±6,044 VPD

DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

15,922

35,233

42,195

TOTAL EMPLOYEES

8,783

14,657

16,485

AVERAGE HHI

\$53,529

\$58,735

\$60,343

TOTAL HOUSEHOLDS

6,891

14,163

16,844

TRAFFIC COUNTS: N Susquehanna Trl (Rt 11/15) - ± 40,900 VPD



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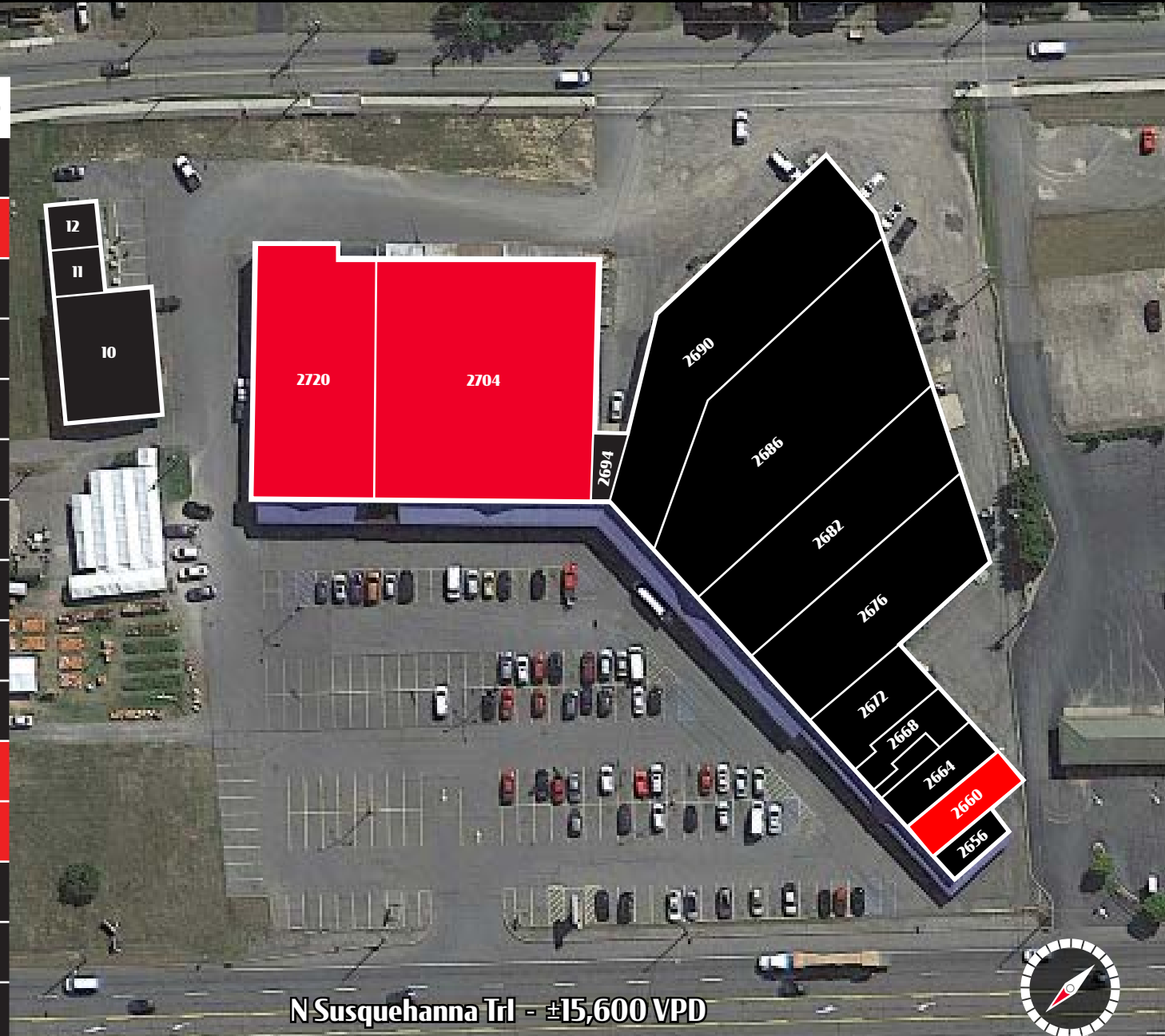
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SITE PLAN

SPACE	TENANT	AREA (SF)
2656	TRADITIONAL HOME HEALTH	600
2660	AVAILABLE	1,500
2664	VILLA TERESA	1,541
2668	MIRACLE EAR	1,088
2672	ONE MAIN FINANCIAL	1,751
2676	RENT-A-CENTER	4,200
2682	DOLLAR GENERAL	9,300
2686	CHINA HOUSE BUFFET	11,300
2690	CA REED	11,300
2694	DCR NUTRITION	520
2704	AVAILABLE	16,000
2720	AVAILABLE	8,632
10	WILLARD BATTERY OUTLET	2,249
11	GATOR'S GUNS	841
12	GATOR'S GUNS	554



N Susquehanna Trl - ±15,600 VPD



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MARKET AERIAL



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